

**BUILDING STANDARDS COMMISSION**

2525 Natomas Park Drive, Suite 130  
Sacramento, California 95833-2936  
(916) 263-0916 FAX (916) 263-0959



March 2, 2011

Jim Kochar, Building Official  
Building Division  
City of Hanford  
317 Douty Street  
Hanford, CA 93230

Dear Mr. Kochar:

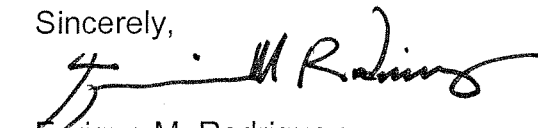
This letter is to acknowledge receipt on January 10, 2011 of the City of Hanford submittal pertaining to Ordinance No. 10-10 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

  
Enrique M. Rodriguez  
Associate Construction Analyst

cc: Chron  
Local Filings

**CITY OF HANFORD**

317 N DOUTY STREET

HANFORD, CA 93230

**BUILDING DIVISION**

(559) 585-2580

FAX: (559) 583-1633

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January 6, 2011

California Building Standards Commission  
2525 Natomas Park Dr., Suite 130  
Sacramento, CA 95833

Subject: Filing of 2010 Code Adoption  
City of Hanford, CA

Gentlemen:

As per the Health & Safety Code Section 17958.7, the City of Hanford is filing our Ordinance No. 10-10, enclosed, which adopts the California Building Standards Code, California Code of Regulations, Title 24, 2010 Edition.

Amendments and Findings are included in the Ordinance.

Thank you.

Sincerely,



Jim Kochar  
Building Official  
City of Hanford  
(559)585-2584  
[jkochar@ci.hanford.ca.us](mailto:jkochar@ci.hanford.ca.us)

Cc: file

2011 JAN 10 P 1:11  
CITY OF HANFORD  
BUILDING DIVISION  
559.585.2580



ORDINANCE NO. 10-10

AN ORDINANCE OF THE CITY OF HANFORD AMENDING CHAPTER 15.02 OF TITLE 15 OF THE HANFORD MUNICIPAL CODE AND ADOPTING BY REFERENCE THE CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, TITLE 24, 2010 EDITION, PARTS 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, & 12 AS PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO

*The City Council of the City of Hanford does ordain as follows:*

Chapter 15.02 of Title 15 of the Hanford Municipal Code is hereby amended to read as follows:

**PART 1. ORDINANCE.**

Chapter 15.02 CALIFORNIA BUILDING STANDARDS CODE, CALIFORNIA CODE OF REGULATIONS, Title 24, 2010 Edition, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, & 12.

**Section 15.02.010. Adoption.**

Subject to the additions, deletions, and amendments set forth in this Chapter, the California Building Standards Code, California Code of Regulations, Title 24, 2010 Edition, Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, & 12 published by the California Building Standards Commission, and which incorporates by reference the following codes:

1. International Building Code, 2009 Edition, as published by the International Code Council,
2. International Residential Code, 2009 Edition, as published by the International Code Council,
3. National Electrical Code, 2008 Edition, as published by the National Fire Protection Association,
4. Uniform Mechanical Code, 2009 Edition, as published by the International Association of Plumbing and Mechanical Officials,
5. Uniform Plumbing Code, 2009 Edition, as published by the International Association of Plumbing and Mechanical Officials,
6. International Fire Code, 2009 Edition, as published by the International Code Council,

7. International Existing Building Code, 2009 Edition, as published by the International Code Council,

one copy of which is on file in the office of the City Clerk, is hereby adopted by reference.

**Section 15.02.020. Deletions.**

1.0 Deletions to the California Fire Code, Part 9, shall be as follows:

1.1 Appendix "A" of California Fire Code, Part 9, is not incorporated by reference and is hereby deleted for the purposes of this Chapter.

1.2 Appendix "E" of California Fire Code, Part 9, is not incorporated by reference and is hereby deleted for the purposes of this Chapter.

1.3 Appendix "F" of California Fire Code, Part 9, is not incorporated by reference and is hereby deleted for the purposes of this Chapter.

1.4 Appendix "G" of California Fire Code, Part 9, is not incorporated by reference and is hereby deleted for the purposes of this Chapter.

1.5 Chapter 1 of California Fire Code, Part 9, is not incorporated by reference and is hereby deleted for the purposes of this Chapter.

1.6 California Fire Code, Part 9, Appendix B Fire Flow Requirements

**SECTION B105 Deletions.**

Deletions to the California Fire Code, Part 9, Appendix B Fire Flow Requirements shall be as follows:

Subsection B105.1 Exception, of said California Fire Code, Part 9, Appendix B is not incorporated by reference and is hereby deleted for the purposes of this Appendix.

**Section 15.02.030. Amendments.**

1.0 Amendments to the California Residential Code, Part 2.5, shall be as follows:

1.1 Subsection R105.2, Work exempt from permit, of Section R105; of said California Residential Code, Part 2.5, is hereby amended to read as follows:

Item 2 shall read: Fences not over 6 feet high, except masonry or concrete fences. **(See Express Finding No. 1)**

Item 3 shall read: Retaining walls that are not over 16 inches in height measured from the grade elevation on the low side of the wall, to the top of the wall, unless supporting a surcharge. **(See Express Finding No.1)**

1.2 Subsection R302.6, Dwelling/garage and/or carport fire separation, of Section R302; of said California Residential Code, Part 2.5, is hereby amended to read as follows:  
Table R302.6

From the residence and attics. This section shall read: Not less than 5/8 inch fire resistant gypsum board or equivalent applied to the garage side with all penetrations fire caulked.

Structure(s) supporting floor/ceiling assemblies used for separation required by this section. This section shall read: Not less than 5/8 inch fire resistant gypsum board or equivalent.

Garages located less than 3 feet from a dwelling unit on the same lot. This section shall read: Not less than 5/8 inch fire resistant gypsum board or equivalent applied to the interior side of the exterior walls that are within this area. **(See Express Finding No. 2)**

1.3 Subsection R317.1, Location Required of Section R317; of said California Residential Code, Part 2.5, is hereby amended to read as follows:

Item 2 shall read: All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 6 inches from the exposed ground. **(See Express Finding No. 3)**

1.4 Subsection R313.3.1.1, Required sprinkler locations, of Section R313; of said California Residential Code, Part 2.5, is hereby amended to read as follows:

Exception #4 shall read: Detached garages greater than or equal to 10 feet separation from the dwelling unit; carports with no habitable space above; open attached porches; and other similar areas. **(See Express Finding No. 4)**

1.5 Subsection R313.1 Townhouse automatic fire sprinkler systems; of Section R313, of said California Residential Code, Part 2.5, is hereby amended to read as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses. Townhouses shall be defined as no more than two dwelling units in the same structure.

Exception shall read: An automatic residential fire sprinkler system shall be required when any remodeling exceeds fifty (50%) percent of the current replacement cost of the existing building or structure as determined by the City of Hanford Building Official, using the current Building Safety Journals "Building Valuation Data Table". **(See Express Finding No. 12)**

1.6 Subsection R313.2 One- and two-family dwellings automatic fire sprinkler systems; of Section 313, of said California Residential Code, Part 2.5, is hereby amended to read as follows:

Exception shall read: An automatic residential fire sprinkler system shall be required when any remodeling exceeds fifty (50%) percent of the current replacement cost of the existing building or structure as determined by the City of Hanford Building Official, using the current Building Safety Journals "Building Valuation Data Table". **(See Express Finding No. 12)**

1.7 Subsection R313.3.5.2 Required capacity; of Section 313, of said California Residential Code, Part 2.5 is hereby amended to read as follows:

1. Shall read, 7 minutes for dwelling units one story in height and less than 2,000 square feet (186 m2) in area. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building and including detached garages which are required to be fire sprinklered per Subsection R313.3.1.1 of said California Residential Code, Part 2.5, per City of Hanford amendment.

Shall read, 10 minutes for dwelling units two or more stories in height or equal to or greater than 2,000 square feet (186 m<sup>2</sup>) in area. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building and including detached garages which are required to be fire sprinklered per Subsection R313.3.1.1 of said California Residential Code, Part 2.5, per City of Hanford amendment. **(See Express Finding No.12)**

2.0 Amendments to the California Electrical Code, Part 3, shall be as follows:

2.1 Article 210, Section 210.8 (A) 2, of said California Electrical Code, Part 3, is hereby amended to read as follows:

2. Garages and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use. Receptacle outlets located in these areas shall be located a minimum of 48 inches above finished floor to center line of receptacle. **(See Express Finding No. 5)**

3.0 Amendments to the California Fire Code, Part 9, shall be as follows:

3.1 Subsection 103.4.4 of Section 103 of said California Fire Code, Part 9, is hereby amended to read as follows: **(See Express Findings No. 12)**

Subsection 103.4.4. Citations, Unlawful Continuance of Fire Hazard.

a) Any person operating or maintaining any occupancy, premises, or vehicle subject to this Chapter who shall permit any fire hazard to exist on any occupancy, premises, or vehicle under their control or who shall fail to take immediate action to abate a fire hazard when ordered or notified to do so by the Fire Marshal or their duly authorized representative, shall be guilty of an infraction.

b) Any person who, after written notification by the Fire Marshal or their duly authorized representative, causes, permits, or allows the existence of a fire hazard, as defined by this Chapter, shall be liable for the expense of fighting a fire determined by the Fire Marshal to have



been caused by such fire hazard, and such expense shall be a charge against such person. Such charge shall constitute a debt of such person to the City of Hanford.

c) Records of Fire Hazards. Collection of Costs. The Fire Marshal shall keep, or cause to be kept in their office, a permanent record book showing the description of each parcel of property upon which the fire hazard was located and extinguished, pursuant to the provisions of this section, the name of the owner thereof, if known, and the amount of expense incurred in the extinguishment of any fire on said parcel of property. Bills for such fire fighting expenses shall be delivered for collection to the Finance Director on the first day of each month, and all such collections made by the Finance Director shall be reported to the Fire Marshal, and a notation of all such collections shall be made on the permanent record kept by the Fire Marshal.

d) Assessment of Costs. On the first day of each month, the Fire Marshal shall provide to the County Auditor an abstract of entries in the record book provided to be kept for the preceding calendar year. Such abstract shall show all parcels of property against which unpaid bills are outstanding for hazard abatement and fire fighting expenses and the amount remaining unpaid against each parcel of property. The County Auditor shall thereupon note the amount of each such charge on the assessment rolls against the respective parcels of property charged, and thereafter the amount of each such charge shall be a lien upon the respective parcels of property charged therewith of the same character and effect and shall be collected in the same manner and at the same time as the taxes on said parcels.

3.2 Subsection 507.1 of Section 507 of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 507.1a Fire Protection Water Supplies

(a) All required fire hydrants, public or private, shall be installed and operable prior to the initiation of construction. Portable water tanks are not permitted for this purpose.

3.3 Subsection 906.3 of Section 906 of said California Fire Code, Part 9, is hereby amended to read as follows:

#### Subsection 906.3a. Portable Fire Extinguishers

Portable fire extinguishers shall be installed in occupancies and locations as set forth in this Code, and as required by the Fire Chief. The minimum size of a fire extinguisher for all occupancies shall be an ABC-type fire extinguisher with a minimum UL or ULC classification of a 2A:10BC rating.

3.4 Subsection 903.1 of Section 903 of said California Fire Code, Part 9, is hereby amended to read as follows:

#### Subsection 903.1a. Required Installation of Automatic Fire Extinguishing Systems,

6. The installation of an approved automatic sprinkler system shall be required in all new buildings and structures when the total floor area exceeds five thousand (5,000) square feet. All Group R-1 and R-2 occupancies, except hotels, will be required to install an NFPA 13R system. The installation of the NFPA 13 systems shall be required for all new Group R-1 and R2 hotels. The automatic fire sprinkler system shall be installed in accordance with NFPA 13, "The Standard for the Installation of Sprinkler Systems." Area separation walls shall not be considered to create separate building for the purpose of automatic fire sprinkler system requirements. In addition to the requirements of Chapter 9 of the California Building Code, Part 2, an automatic fire extinguishing system shall be installed when:

1. The installation of an approved automatic sprinkler system installed in accordance with NFPA 13 requirements and guidelines or the 13R system, whichever is applicable, is required to be installed in all existing buildings or structures wherein the total floor area exceeds five thousand (5,000) square feet at the time of alteration, and/or repair.

2. When any remodeling exceeds fifty (50%) percent of the current replacement cost of the existing building or structure as determined by the City of Hanford, Building Official, using the current Building Safety Journals "Building Valuation Data Table."

3. When any new building is located in excess of 2.25 road miles from any City of Hanford fire station, an approved automatic fire sprinkler system shall be installed in accordance with NFPA 13 requirements and guidelines.

4. When any new building does not have available public water supply capable of providing the fire flow required by the California Fire Code, Part 9, an approved automatic fire sprinkler system shall be installed in accordance with NFPA requirements and guidelines.

5. When any new building, a portion of which is in excess of one hundred fifty (150') feet from a public street or other approved access, as approved by the Fire Chief, an approved automatic fire sprinkler system shall be installed in accordance with NFPA 13 requirements and guidelines.

6. Any building three (3) or more stories in height. (Area separation walls shall not be considered to create separate buildings for the purpose of automatic fire sprinkler system requirements as set forth in the California Building Code, Part 2.)

(b) Automatic sprinkler systems shall be required as specified in the California Fire Code, Part 9, and/or as specified in the amended sections. Whenever requirements and/or amendments are more restrictive in the California Fire Code, Part 9, than in the California Building Code, Part 2, the provisions of the California Fire Code, Part 9, shall govern.

7. Change of Occupancy. In existing buildings, where an automatic fire extinguishing system does not exist and a more restrictive occupancy use is made, as defined in the California Fire Code, Part 9, and/or the California Building Code, Part 2, or the total floor area is increased in excess of five thousand (5,000) square feet, before or after the addition, an approved fire extinguishing system shall be installed throughout the building.

3.5 Subsection 903.2.7 of Section 903 of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 903.2.7a. Group R-1 Occupancies and Air Space Condominiums

(a) A minimum of a NFPA 13R automatic extinguishing system shall be installed in all Group R-1 occupancies and air space condominiums regardless of gross square feet of floor area.

Exceptions: Group R-1 hotels or motels, shall require an NFPA 13 System.

3.6 Subsection 307.1.1 of Section 307 of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 307.1.1a. Open Burning. No person shall burn any refuse or other material in an open, outdoor fire within the City Limits of Hanford, except as follows:

1. When such fire is set or permission for such fire is given in the performance of the official duty of any City of Hanford fire officer, and such fire, in the opinion of such officer, is necessary for the purpose of prevention of a fire hazard which cannot be abated by any other reasonable means or for the instruction of public or industrial employees in methods of fire fighting.

2. Safety flares for the combustion of waste gasses.

3. Fires used only for cooking of food for human consumption.

4. Backfires or other fire control methods used for the purpose of controlling an existing wild fire.

5. Burning for right-of-way clearing, levee and ditch bank maintenance, fence rows, and tumble weeds.

6. Agricultural burning as defined below.

7. Warming Fires as permitted by the Fire Department.

3.7 Subsection 307.1.1 of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 307.1.1b. Barbecue Pits and Outdoor Fireplaces.

Barbecue pits and the equipment therefore and outdoor fireplaces built in accordance with the California Building Code, Part 2, shall be permitted within the City of Hanford provided, every barbecue pit and the equipment therefore and outdoor fireplace shall be maintained in good

condition and repair at all times, and a minimum clearance of ten feet shall be maintained between any outside barbecue or outdoor fireplace and all rubbish, dry grass, weeds, vegetation, and any other combustible material.

3.8 Subsection 304.1 of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 304.1 Garbage, Rubbish, and Combustible Materials (Controls and Abatement).

(a) Garbage, Rubbish, and Combustible Materials in Alleys. It shall be unlawful for any person occupying or owning property adjacent to any public alley in the City of Hanford to fail, refuse, or neglect to keep the portion of such alley between the center line thereof and the property line of such property free from the accumulation of garbage, rubbish, weeds, or materials which constitute a fire hazard or which will become a fire hazard.

3.9 Subsection 104.8 of Section 104, Appendix Chapter 1, of said California Fire Code, Part 9, is hereby amended to read as follows:

Subsection 104.8 Modifications.

The Fire Chief shall have the authority to make minor modifications to any of the provisions of the California Fire Code, Part 9, upon an application in writing by the owner, lessee or duly authorized agent of the owner of real property located within the city limits, when there are practical difficulties in the enforcement of the strict letter of the code, provided that the purposes and intent of the code are observed and public safety maintained. The particulars of such modifications when granted or allowed and the decision of the Fire Chief thereon shall be entered upon the records of the fire department and a signed copy shall be furnished the applicant.

The Fire Chief, Fire Marshal, and Building Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials or processes which shall require permits in addition to those now enumerated in said California Fire Code, Part 9.

3.10 Subsection 108.1 of Section 108, Appendix Chapter 1, of said California Fire Code, Part 9, is hereby amended to read as follows.

#### Subsection 108.1 Appeals

Whenever the Fire Chief shall disapprove an application or refuse to grant a permit applied for, or when it is claimed that the provisions of the California Fire Code, Part 9, have been misconstrued or improperly interpreted, the applicant may appeal the decision of the Fire Chief to the City of Hanford, City Council within thirty (30) days after the date of the decision of the Fire Chief. The appeal shall be in writing and shall be filed with the City Manager and shall be heard at the next regular meeting of the City of Hanford City Council. The determination of the City Council upon such appeal shall be conclusive and final.

#### **Section 15.02.040. Additions.**

1.0 Additions to the California Building Code, Part 2, shall be as follows:

1.1 Appendix C, Group U, Agricultural Buildings, shall be added to said California Building Code, Part 2. **(See Express Finding No. 6)**

1.2 Appendix F, Rodentproofing, shall be added to said California Building Code, Part 2. **(See Express Finding No.7)**

1.3 Appendix I, Patio Covers, shall be added to said California Building Code, Part 2. **(See Express Finding No. 8)**

1.4 Subsection 3410.2, Moving Permits Required; shall be added to Section 3410, Moved Structures, to said California Building Code, Part 2, to read as follows:

3410.2 Any person or entity desiring to move any building or structure from one lot or parcel to another lot or parcel, within the City limits, or from a lot or parcel outside the City limits to a lot or parcel inside the City limits shall file an application with the City Building Division seeking approval to move such building or structure. The application shall contain the following information:

- a) The location and address of the existing site and the new site;

b) A plot plan of the new site identifying all dimensions and required setbacks from property lines;

c) Plans and specifications identifying all of the proposed improvements to the new site and remodeling of such building or structure upon the new site. Plans shall contain drawings and specifications to show that the building or structure will blend harmoniously with the type and style of other buildings or structures surrounding the new site.

The City Building Division will conduct a pre-moving inspection of the building or structure at its existing site. The applicant shall allow the Building Inspector full access to the building or structure and all of the existing site at such time as requested by the Building Inspector. The applicant shall remove any material or covering on the building or structure to be moved as directed by the Building Inspector for the purpose of making the moving inspection. The results of the inspection will be given to the applicant identifying any and all corrections and/or repairs required to be made to the building or structure. All corrections and/or repairs must be made prior to occupancy of the building or structure at the new site.

Upon filing a completed application, the approval of submitted plans and specifications by the Building Official and the payment of the fees and expenses and posting of a surety bond as required by this subsection, a permit will be issued.

The owner of the new site shall reimburse the City in any way for any and all expenses incurred by the City related to the moving of the building or structure including, without limitation, the cost of the services of the Police Department and/or Building Inspectors. Reimbursement shall be calculated at the current rates charged by the City with a minimum charge of three (3) hours time. The owner of the new site shall reimburse the City in full within five (5) days of the date of invoice requesting such reimbursement.

The owner of the new site shall post a surety bond, issued by a surety company licensed to do business in the State of California, with the Director of Finance for the City in an amount calculated by the Building Official. This bond amount shall be equal to:

(1) the estimated cost of all alterations, additions, repairs or corrections that must be made to bring the building or structure into compliance with all applicable City Ordinances and Codes; (2) the estimated cost of all corrections and repairs to the building or structure as identified by the Building Inspector, and (3) all estimated expenses to be reimbursed to the City.

Such bond shall guarantee that all alterations, additions, repairs and corrections to the building or structure and the cleanup of the new site be completed within six (6) months after the date the building permit is issued. Such bond amount shall also include the City's estimate of the cost or repair of damages to any City streets, sidewalks, curbs, gutters or any other facilities owned by the City caused by the moving of the building or related construction.

The owner or applicant shall pay a pre-moving inspection fee as per Section 15.02.050 of this Chapter 15.02, plus a mileage reimbursement as set by city policy for every mile outside of the City limits (based on round trip). **(See Express Finding No. 9)**

2.0 Additions to the California Residential Code, Part 2.5, shall be as follows:

2.1 Appendix J, Existing Buildings and Structures; to California Residential Code, Part 2.5, with the following amendments. **(See Express Finding No. 10)**

2.1.1 Subsection AJ102.4 of Section AJ102; of said California Residential Code, Part 2.5, shall refer to the California Energy Code, Part 6, and not Chapter 11.

2.1.2 Subsection AJ301.2 of Section AJ301; of said California Residential Code, Part 2.5 shall refer to the California Plumbing Code, Part 5, and not Section P2903.2.

2.1.3 Subsection AJ301.4, Exception 1,2, & 3 of Section AJ301; of said California Residential Code, Part 2.5, shall refer to the California Electrical Code, Part 3, and not Chapters 34 through 43.

2.1.4 Subsection AJ501.5.1 and the Exception of Section AJ501; of said California Residential Code, Part 2.5, shall refer to the California Electrical Code, Part 3, and not Chapters 34 through 43.



2.1.5, Subsection AJ501.5.3.3 of Section AJ501; of said California Residential Code, Part 2.5, shall refer to the California Electrical Code, Part 3, and not Chapters 34 through 43.

2.1.6, Subsection AJ501.5.3.5 of Section AJ501; of said California Residential Code, Part 2.5, shall refer to the California Electrical Code, Part 3, and not Chapters 34 through 43.

2.2 Add Section AJ602, Moving Permits Required; to said California Residential Code, Part 2.5, along with Subsection AJ602.1, to read as follows:

AJ602.1 Any person or entity desiring to move any building or structure from one lot or parcel to another lot or parcel, within the City limits, or from a lot or parcel outside the City limits to a lot or parcel inside the City limits shall file an application with the City Building Division seeking approval to move such building or structure. The application shall contain the following information:

- a) The location and address of the existing site and the new site;
- b) A plot plan of the new site identifying all dimensions and required setbacks from property lines;
- c) Plans and specifications identifying all of the proposed improvements to the new site and remodeling of such building or structure upon the new site. Plans shall contain drawings and specifications to show that the building or structure will blend harmoniously with the type and style of other buildings or structures surrounding the new site.

The City Building Division will conduct a pre-moving inspection of the building or structure at its existing site. The applicant shall allow the Building Inspector full access to the building or structure and all of the existing site at such time as requested by the Building Inspector. The applicant shall remove any material or covering on the building or structure to be moved as directed by the Building Inspector for the purpose of making the moving inspection. The results of the inspection will be given to the applicant identifying any and all corrections and/or repairs required to be made to the building or structure. All corrections and/or repairs must be made prior to occupancy of the building or structure at the new site.

Upon filing a completed application, the approval of submitted plans and specifications by the Building Official and the payment of the fees and expenses and posting of a surety bond as required by this subsection, a permit will be issued.

The owner of the new site shall reimburse the City in any way for any and all expenses incurred by the City related to the moving of the building or structure including, without limitation, the cost of the services of the Police Department and/or Building Inspectors. Reimbursement shall be calculated at the current rates charged by the City with a minimum charge of three (3) hours time. The owner of the new site shall reimburse the City in full within five (5) days of the date of invoice requesting such reimbursement.

The owner of the new site shall post a surety bond, issued by a surety company licensed to do business in the State of California, with the Director of Finance for the City in an amount calculated by the Building Official. This bond amount shall be equal to:

(1) the estimated cost of all alterations, additions, repairs or corrections that must be made to bring the building or structure into compliance with all applicable City Ordinances and Codes; (2) the estimated cost of all corrections and repairs to the building or structure as identified by the Building Inspector, and (3) all estimated expenses to be reimbursed to the City.

Such bond shall guarantee that all alterations, additions, repairs and corrections to the building or structure and the cleanup of the new site be completed within six (6) months after the date the building permit is issued. Such bond amount shall also include the City's estimate of the cost or repair of damages to any City streets, sidewalks, curbs, gutters or any other facilities owned by the City caused by the moving of the building or related construction.

The owner or applicant shall pay a pre-moving inspection fee as per Section 15.02.050 of this Chapter 15.02 plus a mileage reimbursement as set by city policy for every mile outside of the City limits (based on round trip). **(See Express Finding No. 9)**

3.0 Additions to the California Plumbing Code, Part 5, shall be as follows:

3.1 Appendix G – Graywater Systems, shall be added to said California Plumbing Code, Part 5. **(See Express Finding No. 11)**

3.2 Appendix L – Alternate Plumbing Systems, shall be added to said California Plumbing Code, Part 5. **(See Express Finding No. 11)**

4.0 Additions to the California Fire Code shall be as follows:

4.1 Add all appendices of Referenced California Fire Code, Part 9.

Appendix Chapter IV Special Detailed Requirements Based on Use and Occupancy.

Appendix B Fire Flow Requirements for Buildings.

Appendix C Fire Hydrant Locations and Distribution.

Appendix D Fire Apparatus Access Roads.

Appendix H Hazardous Materials Management Plans and Hazardous Materials Inventory Statements.

Appendix I Fire Protection Systems Non-compliant Systems

4.2 Subsection 503.1 shall be added to Section 503, of said California Fire Code, and shall read as follows: **(See Express Finding No. 12)**

Subsection 503.1a. Fire Apparatus Roads

All required fire apparatus access roads shall be installed prior to initiation of construction.

4.3 Subsection 307.2.1a. shall be added to Section 307.2.1 of said California Fire Code, Part 9, and shall read as follows:

Subsection 307.2.1a. Agricultural Burning.

1. No person knowingly shall set or permit agricultural burning unless he has a valid, written permit from an official of the Hanford Fire Department.

2. Each application for a permit shall provide information as required by the fire department for fire protection purposes.

3. A written permit shall be secured by the applicant prior to the burn. The permit shall be valid only for the day on which the burning is to be done. With each new burning incident, a new written permit shall be secured. A fire department officer shall have the right to inspect the area and contents that are to be burned prior to issuing a burning permit.

4. All agricultural wastes to be burned shall be loosely stacked in such a manner as to promote drying and ensure combustion with a minimum of smoke production. All agricultural wastes to be burned shall be free of excessive dirt, soil, and visible surface moisture.

5. The following types of agricultural waste materials to be burned shall be allowed to dry for the following minimum time periods or equivalent.

- 1a. Dry cereals: 0 days
- 2b. Pruning and small branches: 3 weeks
- 3c. Large branches and trees: 6 weeks

6. Materials to be burned shall be ignited only during daylight hours, and all burning shall be terminated by sunset of each day. No material shall be added to an existing fire after 3:00 p.m., Pacific Standard Time or Daylight Savings Time, whichever is applicable.

7. No agricultural burning shall be permitted which will create a nuisance as defined in Section 24243 of the Health and Safety Code of the State of California. A person shall not discharge from any source whatsoever such quantities of air contaminants or other materials which cause injury, detriment, nuisance, or annoyance to the public, or which endanger the comfort, repose, health, or safety of the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

8. "Agricultural Burning," as used in this section, shall mean open outdoor fires used in agricultural operations in the growing of crops or raising of fowl or animals, forest management, or range improvement, including the burning of agricultural wastes.

9. "Agricultural Wastes," as used in this section, shall mean unwanted or unsalvageable materials produced wholly from agricultural operations directly related to the growing of crops or

the raising of animals for the primary purpose of making a bona fide profit or livelihood. This also includes, for the purposes of agricultural burning, the burning of fence rows and ditch banks for weed control and weed maintenance and burning in non tillage orchard operations and paper raisin trays, but does not include such items as shop wastes, demolition materials, garbage, oil filters, tires, pesticide containers (except pesticide paper bags or sacks), broken boxes, pallets, and other similar materials, or orchard or vineyard wastes removed for land use conservation to non agricultural purposes.

10. "No Burn Day," as used in this section, shall mean any day on which the California Air Resources Board prohibits agricultural burning.

11. "Burn Day," as used in this section, shall mean any day on which the California Air Resources Board allows agricultural burning.

12. Violations of this section shall be cause to revoke any burning permit provided for herein.

#### **Section 15.02.050. Fees.**

1.0 All fees for services shall be sufficient to cover the cost of services provided and shall be fixed by resolution of the City Council.

#### **Section 15.02.060. Business License Required.**

Before any person shall carry on or engage in any of the types of work, as regulated by this Chapter, they shall first procure a business license from the Director of Finance and pay the regular fee therefore. No business license shall be issued to any person who is engaged in any work, as regulated by this Chapter, unless such person possesses a valid contractors license, for the work to be performed, issued pursuant to the laws of the State of California.

#### **Section 15.02.070. Liability.**

The Building Official, Fire Marshal or any employee charged with the enforcement of this Chapter for the City, and acting in good faith and without malice in the discharge of his duties, shall not be personally liable, and he is hereby relieved from all personal liability for any

damage that may accrue to persons or property as a result of any act required under this Chapter or by reason of any act or omission in the discharge of his duties as required by this Chapter. A suit brought against the Building Official, Fire Marshall or any such employee, because of such act or omission in the enforcement of any provision of this Chapter, shall be defended by the City.

#### **Section 15.02.080. Violations: Penalties.**

Any person who violates any of the provisions of this Chapter, shall be deemed guilty of an infraction and shall be punishable as set forth in subsection (b) of Section 36900 of the Government Code of the State of California.

#### **PART 2. COUNCIL ACTION.**

This ordinance shall take effect on January 1, 2011, and a summary of this ordinance shall be published within fifteen (15) days after adoption of this ordinance, together with the names of those City Council Members voting for or against the ordinance, and the City Clerk shall post in the office of the City Clerk a copy of the full text of this ordinance along with the names of the City Council Members voting for or against the ordinance within fifteen (15) days after adoption hereof.

#### **PART 3. EXPRESS FINDINGS**

##### **EXPRESS FINDING NO. 1: California Residential Code, Part 2.5, Subsection R105.2**

Due to the varying soils conditions within the Central Valley and the City of Hanford the use of minimum reinforcing and concrete footings are required to maintain stability and minimize cracking in concrete and/or masonry fences/walls. (See HMC Section 15.02.030 – 1.1)

##### **EXPRESS FINDING NO. 2: California Residential Code, Part 2.5, Subsection R302.6**

Due to the rapid growth around the perimeter areas of our city in the last few years, the Fire department response time has increased to some of the new developments. The 5/8" Type X gypsum board helps protect the residence and its occupants to provide additional time to evacuate the building. (See HMC Section 15.02.030 – 1.2)

EXPRESS FINDING NO. 3: California Residential Code, Part 2.5, Subsection R317.1

During the summer months the Central Valley can receive weeks where the temperatures exceed 100 degrees F. The more exposed concrete, around the perimeter of the structure, increased the heat absorption into the structure and therefore increased the cooling load. (See HMC Section 15.02.030 – 1.3)

EXPRESS FINDING NO. 4: California Residential Code, Part 2.5, Subsection R313.3.1.1

Due to the rapid growth in the perimeter areas of our city in the past few years, the Fire department response times have increased to some of these developments. The extra separation will provide a more defensible zone to keep the fire from spreading to the residence. (See HMC 15.02.030 – 1.4)

EXPRESS FINDING NO. 5: California Electrical Code, Part 3, Article 210, Section 210.8(A)2

Due to the hot dry summers in the Central Valley, there is a large accumulation of dust and dirt in many residential garages and accessory buildings. Homeowners have a tendency to hose out these structures with garden hoses. With this type of cleaning it is best to keep all electrical receptacles a minimum of 48" above the floor to keep water away from the receptacle and alleviate the potential of electrical shock. (See HMC Section 15.02.030 - 2.1)

EXPRESS FINDING NO. 6: California Building Code, Part 2, Appendix C

Due to the extreme amount of crop farming and dairy businesses in the Central Valley, the need for numerous types of agricultural buildings are required, including greenhouse structures as accessory buildings to other occupancies. (See HMC Section 15.02.040 – 1.1)

EXPRESS FINDING NO. 7: California Building Code, Part 2, Appendix F

Due to the long, hot, dry, sunny days in the Central Valley, a number of rodents look for a cool shady location to nest and rest. The city has a number of structures which have raised floor

construction and vented crawl spaces which provide an ideal location for these animals. These spaces must be secured so these animals cannot enter. (See HMC Section 15.02.040 – 1.2)

EXPRESS FINDING NO. 8: California Building Code, Part 2, Appendix I

Due to the long, hot, sunny days in the Central Valley, and the extended warm and sunny weather, many homeowners and businesses construct patio covers to provide shade for outdoor relaxation. (See HMC Section 15.02.040 – 1.3)

EXPRESS FINDING NO. 9: California Building Code, Part 2 and California Residential Code, Part 2.5, Moving Permits

Due to the farming and rural nature of our community there are a number of existing structures around, and the opportunity for individuals to relocate these structures, as rental units or individual residences, within the city limits, or from outside the city limits to inside the city limits exists. We must address these moves in a manner to assure the life, health, and safety of the building occupants as well as the general public is maintained. (See HMC Section 15.02.040 – 1.4 and 2.2)

EXPRESS FINDING NO. 10: California Residential Code, Part 2.5, Appendix J

With the economic conditions and the unemployment rates in the Central Valley, and the number of vacant homes it is an affordable option to remodel these existing structures instead of building new. (See HMC Section 15.02.040 – 2.1)

EXPRESS FINDING NO. 11: California Plumbing Code, Part 5,

Appendix G and L

With the long, hot, dry summers in the Central Valley and the concerns about the water shortage, the use of graywater and alternative water usage methods play a big role in water conservation. (See HMC Section 15.02.040 – 3.1 and 3.2)

EXPRESS FINDING NO. 12 California Fire Code, Part 9.

Modification considers local climatic conditions:

Extreme heat and dryness.



a. Physiological: Temperatures in the Hanford area can experience summer peak (dry bulb) temperatures as high as 108 degrees Fahrenheit for several hours at a time.

For most intense physical activity, the low wet bulb (low relative humidity) temperature makes up for the high dry bulb temperature.

However, the heavy, relatively impermeable clothing worn by fire fighters cancels or negates the advantages of the low wet bulb.

The relatively high effective WBGT severely reduces the effectiveness of the fire fighter to function in a large prolonged conflagration type fire.

The conditions discussed above are ambient conditions and do not take into account the localized heat stress experienced in a particular fire condition.

b. Physical.

1. Flammable liquids, combustible liquids, gases, if temperatures remain at over 100 degrees Fahrenheit.

(a) Class 1-B, flammable liquids could come to a boil.

Class 1-C could generate sufficient vapor to flash point.

(c) Vapors from flammable and combustible liquids, as well as flammable gases, have a broader range of ignitability between the lean limit and the rich limit.

2. Wood and wood based products sustained elevation of temperatures and reduction of moisture content due to low relative humidity.

(a) Increase the chance of ignition from marginal or weak sources and relatively low temperatures, cyclic heat sources such as flues, steam, pipes, electrical devices, etc.

(b) Increases the rate of propagation of fire when not oxygen limited.

3. Air Pollution.

(a) The Central Valley is a non-attainment area for ozone, carbon monoxide, and particulate pollution as based on the National Ambient Air Quality Standards (NAAQS),

established by the Federal Environmental Protection Agency. Agricultural burning is restricted, vapor recovery is required of gas stations, and large stationary pollutants are required to have emission controls. Other more complex and costly measures will be implemented in the near future by the San Joaquin Valley Air Pollution Control District in order to comply with EPA Standards.

(b) Fires in un-sprinklered buildings generate two orders of magnitude (100 to 1) or more smoke; and especially more particulates and unburned hydrocarbon gases.

Modification considers local geological conditions:

Once started, the primary, if not the only defense against a serious fire, continues to be the appropriate application of water.

The Central Valley area is in a virtual desert, obtaining much of its water from deep well pumps tapped into an underground aquifer.

Fire Fighters may need only a few hundred gallons per minute for 10 to 15 minutes to control and suppress a fire in a sprinklered building. However, the same incident in a similar building without the benefit of fire sprinklers will in all likelihood require thousands of gallons per minute for up to several hours in some cases.

Due to hot, dry summers in the Hanford area, domestic water demand substantially reduces the ability of the public water system to dependably meet the larger fire flow demand in many areas of the city.

The stricter water quality standards that have been mandated have added to this problem. Greater reliance on high hydrant flows will require a reinstatement of a regular hydrant flush program. While the total actual water used to accomplish this is not substantial, the public relations impact on the city's water conservation program would be.

Modification considers local topographical conditions:

Due to the relatively low density growth pattern in the Hanford area, its two fire stations are spaced approximately three miles apart, resulting in an average of a two-mile running distance for the designated first-in engine company.

Due to budget limits to the general fund, this low density of fire suppression forces will not only continue, but also will, in all probability, get thinner. **(Applies to all Fire Code Deletions, Additions, and Amendments, of the HMC, Chapter 15.02)**

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford duly called and held on the 16<sup>th</sup> day of **November, 2010**, by the following vote:

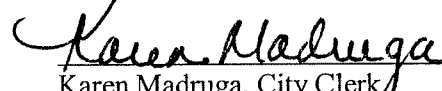
AYES:	Council Member:	<u>AYERS</u>
		<u>SORENSEN</u>
		<u>WILLIS</u>
		<u>CHIN</u>

NOES:	Council Member:	<u>NONE</u>
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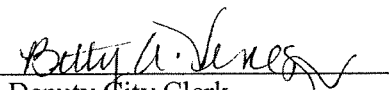
ABSTAIN:	Council Member:	<u>NONE</u>
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ABSENT:	Council Member:	<u>NONE</u>
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APPROVED:

  
 Karen Madruga, City Clerk  
 For Dan Chin, Mayor


ATTEST:

  
 Deputy City Clerk

STATE OF CALIFORNIA)  
 COUNTY OF KINGS )ss  
 CITY OF HANFORD )

I, Karen Madruga, City Clerk of the City of Hanford do hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 2<sup>nd</sup> day of **November, 2010**, and it was duly passed and adopted at a regular meeting of said City Council held on the 16<sup>th</sup> day of **November, 2010**.

DATED: **November 17, 2010**

  
 City Clerk